



Mill Cottage

Mill Cottage, Cove Hill, Perranarworthal, Truro, Cornwall, TR3 7QN



Truro - 5.5 miles Falmouth - 6 miles

A modernised yet characterful, two bedroom Cornish cottage with off street parking and gardens in a super location.

- Characterful Period Cottage
- Two Bedrooms
- Lounge & Log Burner
- Parking & Gardens
- Kitchen
- Convenient Location
- No Onward Chain
- Modern Bathroom
- Council Tax Band - C
- Freehold

Guide Price £250,000

LOCATION

The property is nicely nestled in a wooded setting and lies within the Perranarworthal Conservation Area. This popular and much sought after location is situated mid-way between the cathedral city of Truro and Falmouth. There is a range of nearby local amenities in Perranarworthal and Perranwell Station including a community shop, the Royal Oak public house along with the Norway Inn and a well regarded primary school. Perranwell Station also benefits from a branch railway line that connects Falmouth with the main line station in Truro.

The cathedral city of Truro lies approximately 5.5 miles distance and has a vibrant shopping centre with many national retailers represented. There is also a variety of well established local stores, indoor and outdoor markets, cobbled streets and alleyways which give this city its unique character.

For sailing enthusiasts, the bustling harbour town of Falmouth, Mylor Yacht Harbour and the fine day sailing waters of The Carrick Roads are readily accessible

DESCRIPTION

Tucked into the hillside of Cove Hill, Mill Cottage perfectly blends modern comforts and the sought after character of a Cornish cottage offering warmth, character and a true sense of home. Broadly set within the beautiful countryside between the cathedral city of Truro and the vibrant harbour town of Falmouth, the cottage enjoys a wonderful valley setting while still being close to everything you need.

From the moment you arrive, Mill Cottage has an alluring feel. The cosy living room is the heart of the house with its log burner, a comfortable space to relax in the evenings, whether curled up with a book or gathering with friends and family. The kitchen is practical and homely, offering plenty of space for everyday cooking and the kind of informal meals that make cottage living so special.

Upstairs are two comfortable bedrooms, each

enjoying a leafy outlook. A family bathroom completes the accommodation. The layout is simple, practical and easy to live in, making the cottage ideal for anyone looking for a manageable home full of character.

Believed to date from before 1900, Mill Cottage offers a delightful blend of traditional Cornish charm and comfortable living so whether as a first home, a place to downsize, or a Cornish retreat to escape to, Mill Cottage presents itself as a comfortable, characterful home.

OUTSIDE

Outside there is a modest off street parking space and a long tapered garden well stocked with trees, shrubs and native fauna, this space offers a lovely extension of the cottage. There are steps up to a small raised terrace, room to sit with a morning coffee and watch life go by, or simply enjoy the surroundings.

Considering the convenience, the setting feels wonderfully rural with birdsong and greenery all around.

SERVICES

(Services yet to be confirmed).
Mains electricity and drainage.
Council tax band - C
Broadband - Basic and Superfast fast are available (Ofcom).
Mobile phone - 02, Vodafone, EE and Three are likely (Ofcom).
Conservation Area - Yes.
Listed Building - No.
Flood Risk - Very Low.

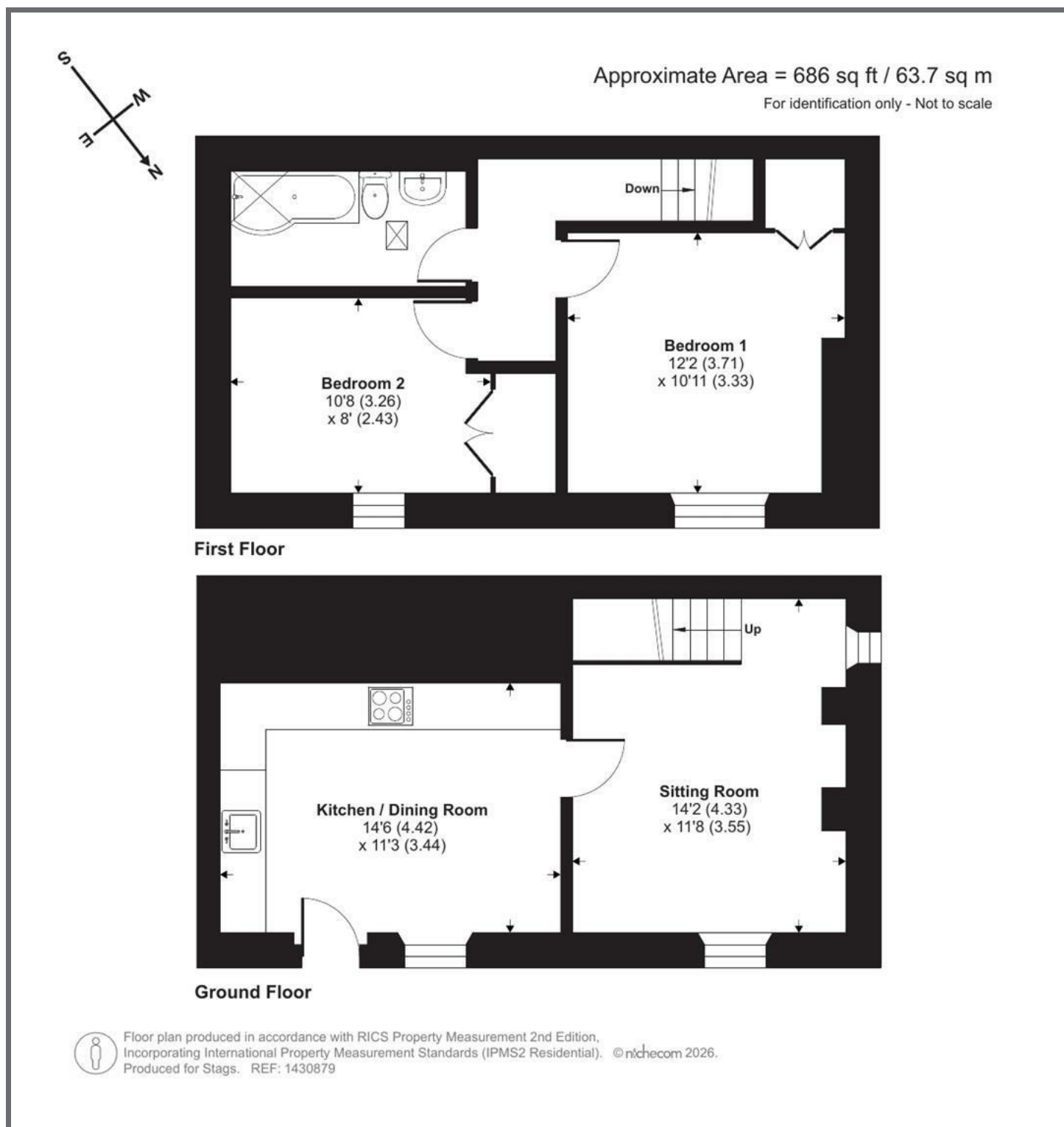
VIEWINGS

Strictly and only by prior appointment via Stags' Truro office.

DIRECTIONS

Proceed towards Falmouth on the A39 from Truro city. Passing the Norway Inn on the right hand side, take the next turning on the right signposted Bissoe and Perranwell into Cove Hill where the property can be found on the left hand side, a short way up the hill.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		15
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

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